

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: March 03, 2016

Project: Port Covington East Waterfront Park

Phase: Final

Location: 301 East Cromwell Street – Port Covington

PRESENTATION:

Ms. Caroline Paff, Vice President of Sagamore Development, opened the presentation and referenced related projects and prior discussions with key comments from January 28 UDARP review to be addressed. Addison Palmer, Regional Manager of STV Incorporated, reminded the panel of the existing site conditions.

Mr. Chris Streb, Ecological Engineer with BIOHABITATS, Inc., reviewed the Port Covington Ecological Principles and the projects role in supporting the greater Baltimore urban wilderness as envisioned by the design team. He also reviewed the various ecozones within the East Waterfront Park and outlined several categories of potential ecosystem services to be provided at the park area, highlighting its potential as an innovation platform for a variety of emerging technologies.

Mr. Michael Blier, Principal of Landworks Studio, Inc., presented the updated East Waterfront Park design proposal that addressed the following interventions:

1. Perches & Portals – programmed spaces that organize the public experience at the park – dining, public gathering, performance and overlook. Proposed material palette includes humble but durable materials reflective of Port Covington – limestone block, sand-colored concrete with steel inlays, etc.
2. Ribbon Path/Waterfront Walk – narrower and responding to the varied site conditions. Surface material is under development with the goal to establish a recognizable element throughout the Port Covington area.
3. Eco Peninsula/Living Shoreline – reduced human presence except for select points of interaction at proposed Boardwalk
4. Bridge Connection – sloping gradually and occurring at grade with Ribbon Path/Waterfront Walk and the Boardwalk. Proposed materials include ipe wood, asphalt path with concrete edge, limestone and wood benches.
5. Archaeological Pier – clearer definition of movement through the structure and integration of ecological interventions as points of destination. Materials to include varied aluminum grate plates, ipe wood decking and slip-resistant surfaces at kayak and water taxi landings.
6. Linear Park – a regularized layout with clearly defined path, eco corridor, waterfront and programmed zones. Material treatment to incorporate the common palette from other areas as appropriate to the corresponding zones.

Mr. Blier also presented planting, grading, and ADA accessibility plans, highlighting the ability to introduce understory planting in addition to canopy planting for increased biodiversity in addition to the single-level uninterrupted continuous access throughout the site. Mr. Chris Streb supplemented the design proposal presentation by highlighting specific ecosystem services to be utilized throughout the various zones of the park.

Comments from the Panel:

The Panel applauded the design team's comprehensive response to the previous comments provided and complemented the updated design proposal for effectively resolving previous design challenges into elegant design solutions through subtle and eloquent interventions. Comments requesting further consideration included:

1. **Ribbon Path** – the panel questioned its relevance at the east-most portion of the project where the continuation of the path is uncertain and recommended that the design team considers the Linear Park as a form of terminus for the element. Other comments encouraged solving conditions where the Ribbon Path meets other path types or spaces in order to effectively maintain visual continuity.
2. **Lighting, Signage and Urban Furniture** – the panel raised questions about preliminary lighting interventions as illustrated currently and requested further information on lighting, signage and urban furniture strategies.
3. **Materiality and Visual Branding** – the panel was supportive of the restraint in material choices and encouraged the design team to continue to search for a clear and authentic visual language to spearhead the development of the Port Covington peninsula landscape.

Panel Action:

The Panel recommended continued development addressing the comments above.

Attending:

Michael Blier – Landworks Studio

Ronnie Younts – YDI

Betsy Boykin – Core Studio Design

Jennifer Dowdell, Chris Streb- BioHabitats

Liz Williams, Caroline Paff, Michael Pokorny – Sagamore Development

Addison Palmer, Barbara Mosier, Kimiya Darrell, Susan Williams – STV

Mark Sardegna – Elkus Manfredi Arch.

E. Alexander – SDPC

RJ Eldridge – Toole Design Group

Kevin Lynch – South BMore.com

Alex Jackson – Maroon PR

Klaus Philipsen - ArchPlan

Messrs. Bowden and Ms. Ilieva* - UDARP Panel

Anthony Cataldo, Tom Stosur, Christina Hartsfield, Amy Gilder-Busatti, Theo Ngongang, Brent Flickinger - Planning